026.0	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	934,000	/	934,000
USE VALUE:	934,000	/	934,000
ASSESSED:	934,000	/	934,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	UPDEGRAPH JOHN M & JILL A
Owner 2:	AUBIN ANN G/ LIFE ESTATE
Owner 3:	
Street 1:	41 CLEVELAND ST # 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	AUBIN ANN G -
Owner 2:	-
Street 1:	242 45TH AVE NE
Twn/City:	ST PETERSBURG
St/Prov:	FL Cntry:
Postal:	33703-4908

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Asbestos Exterior and 2967 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	478,000		456,000	934,000
Total Card	0.115	478,000		456,000	934,000
Total Parcel	0.115	478,000		456,000	934,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 314.85 | /Parcel: 314.8

Legal Description

User Acct 17298

GIS Ref

GIS Ref

Insp Date 07/06/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 026.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	478,400	0	5,000.	456,000	934,400	934,400	Year End Roll	12/18/2019
2019	104	FV	365,200	0	5,000.	484,500	849,700	849,700	Year End Roll	1/3/2019
2018	104	FV	365,200	0	5,000.	353,400	718,600	718,600	Year End Roll	12/20/2017
2017	104	FV	364,300	0	5,000.	307,800	672,100	672,100	Year End Roll	1/3/2017
2016	104	FV	364,300	0	5,000.	262,200	626,500	626,500	Year End	1/4/2016
2015	104	FV	324,300	0	5,000.	256,500	580,800	580,800	Year End Roll	12/11/2014
2014	104	FV	324,300	0	5,000.	210,900	535,200	535,200	Year End Roll	12/16/2013
2013	104	FV	337,500	0	5,000.	200,600	538,100	538,100		12/13/2012

!2119!

PRINT

Date	Time
12/10/20	17:36:45

LAST REV

Date	Time
02/27/20	08:57:02

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2119

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AUBIN ANN G,	69697-39		7/31/2017	Convenience	10	No	No		
	11836-535		5/18/1970		99	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2019	1658	Porch	10,000	C				
11/28/2018	1798	Redo Kit	20,000	C				
11/29/2017	1588	Re-Roof	9,000	C				
10/19/1998	722	Manual	1,800					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2017	MEAS&NOTICE	KB	Kevin B
1/28/2009	Meas/Inspect	294	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	263	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	17298
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	456,000	Spl Credit		Total:	456,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.00395250
Const Adj.:	0.93342280
Adj $ / SQ:	159.309
Other Features:	114000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	649481
Depreciation:	171463
Depreciated Total:	478018

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	7	3	
Totals			
2	14	6	

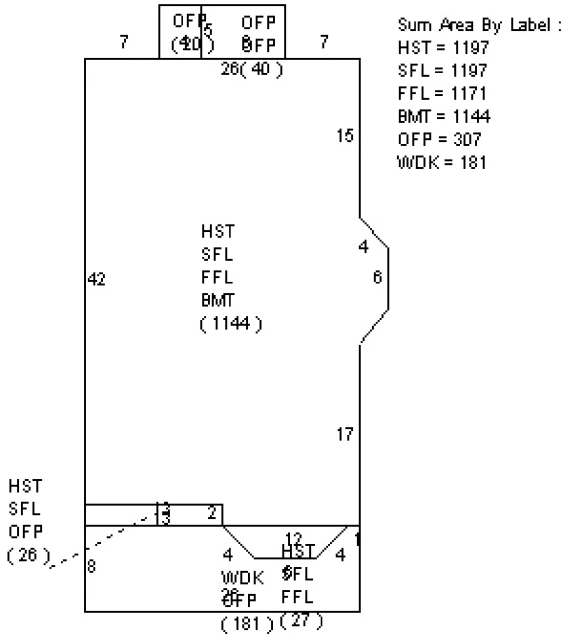
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	159.31
Special Features:	0	Val/Su Net:	103.94
Final Total:	478000	Val/Su SzAd	161.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,197	159.310	190,693
FFL	First Floor	1,171	159.310	186,551
BMT	Basement	1,144	47.790	54,675
HST	Half Story	599	159.310	95,346
OFP	Open Porch	307	20.420	6,268
WDK	Deck	181	10.760	1,947

Net Sketched Area:	4,599			Total:	535,480
Size Ad	2966.5	Gross Are	5197	FinArea	2967

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

026.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	